

IN THE UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE:) Case No. **16-54770-WLH**
)
COLLEEN PATRICIA BRANNON)
) Chapter 7
Debtor)

REPORT OF SALE

NOW COMES Jason L. Pettie, Trustee in the above-captioned case, and files this Report of Sale, reporting that on February 6, 2019, Benamin T. Polk tendered funds to Trustee and Trustee sold that certain piece of real property located 3291 Zingara Road, Conyers, Georgia pursuant to the terms of the Order entered by the Court on January 23, 2019 [Doc. No. 39], as shown on the closing statement filed herewith as Exhibit A.

Respectfully submitted this 7th day of February, 2019.

/s/ Jason L. Pettie _____
Jason L. Pettie, Trustee
Georgia Bar # 574783
P.O. Box 17936
Atlanta, GA 30316
(404) 638-5984

Closing Disclosure**Exhibit A****Closing Information**

Date Issued 02/05/19
 Closing Date 02/06/19
 Disbursement Date 02/06/19
 Settlement Agent LAW OFFICE OF JOEL M. HABER
 File # 39-0139
 Property 3291 Zingara Road
 Conyers GA 30012
 Sale Price 130,000.00

Summaries of Transactions**SELLER'S TRANSACTION**

Due to Seller at Closing	\$130,000.00
---------------------------------	--------------

01 Sale Price of Property	\$130,000.00
---------------------------	--------------

02 Sale Price of Any Personal Property Included in Sale	
---	--

03	
----	--

04	
----	--

05	
----	--

06	
----	--

07	
----	--

08	
----	--

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes	to
--------------------	----

10 County Taxes	to
-----------------	----

11 Assessments	to
----------------	----

12	
----	--

13	
----	--

14	
----	--

15	
----	--

16	
----	--

Due from Seller at Closing	\$94,981.46
-----------------------------------	-------------

01 Excess Deposit	
-------------------	--

02 Closing Costs Paid at Closing (J)	\$7,800.00
--------------------------------------	------------

03 Existing Loan(s) Assumed or Taken Subject To	
---	--

04 Payoff of First Mortgage Loan	\$35,970.42
----------------------------------	-------------

05 Payoff of Second Mortgage Loan	
-----------------------------------	--

06	
----	--

07 Equity Credit	\$35,018.54
------------------	-------------

08 Seller Credit	
------------------	--

09	
----	--

10 Seller Paid Closing Costs	\$3,900.00
------------------------------	------------

11 2017 Rockdale County Taxes	\$1,153.73
-------------------------------	------------

12 2018 Rockdale County Taxes	\$1,033.96
-------------------------------	------------

13 Funds held by Trustee	\$10,000.00
--------------------------	-------------

Adjustments for Items Unpaid by Seller

14 City/Town Taxes	to
--------------------	----

15 County Taxes	01/01 to 02/06	\$104.81
-----------------	----------------	----------

16 Assessments	to
----------------	----

17	
----	--

18	
----	--

19	
----	--

CALCULATION

Total Due to Seller at Closing	\$130,000.00
--------------------------------	--------------

Total Due from Seller at Closing	-\$94,981.46
----------------------------------	--------------

Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$35,018.54
--	-------------

Transaction Information

Borrower Benjamin T. Polk and Cheryl Clifford
 3291 Zingara Road
 Conyers GA 30012

Seller Jason L. Pettie as Trustee in the and Bankruptcy Estate of Colleen Patricia
 150 E. Ponce De Leon Avenue, Ste 150
 Decatur , GA 30030

Contact Information**REAL ESTATE BROKER (B)**

Name	PalmerHouse Properties
------	------------------------

Address	
---------	--

ST License ID

Contact	
---------	--

Contact ST License ID	
-----------------------	--

Email	
-------	--

Phone	
-------	--

REAL ESTATE BROKER (S)

Name	Southside Realtors
------	--------------------

Address	157 Keys Perry Street
---------	-----------------------

McDonough GA 30253	
--------------------	--

ST License ID

Contact	Deane Lockwood
---------	----------------

Contact ST License ID	
-----------------------	--

Email	
-------	--

Phone	
-------	--

SETTLEMENT AGENT

Name	LAW OFFICE OF JOEL HABER 2365 Wall Str
------	--

Address	2365 WALL STREET, SUITE 120
---------	-----------------------------

CONYERS, GA 30013	
-------------------	--

ST License ID

Contact	Melody Russell
---------	----------------

Contact ST License ID	
-----------------------	--

Email	melody@joelhaber.com
-------	----------------------

Phone	770-922-9080
-------	--------------



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Loan Costs			Seller-Paid At Closing	Seller-Paid Before Closing
A. Origination Charges				
01 % of Loan Amount (Points)				
02				
03				
04				
05				
06				
07				
08				
B. Services Borrower Did Not Shop For				
01				
02				
03				
04				
05				
06				
07				
08				
C. Services Borrower Did Shop For				
01 to				
02 to				
03 to				
04 to				
05 to				
06 to				
07				
08				
Other Costs				
E. Taxes and Other Government Fees				
01 Recording Fees		Deed:	Mortgage:	
02				
03				
04 to				
F. Prepaids				
01 Homeowner's Insurance Premium (mo.)				
02 Mortgage Insurance Premium (mo.)				
03 Prepaid Interest (per day from to)				
04 Property Taxes (mo.)				
05				
G. Initial Escrow Payment at Closing				
01 Homeowner's Insurance per month for mo.				
02 Mortgage Insurance per month for mo.				
03 Property Taxes per month for mo.				
04				
05				
06				
07				
08				
H. Other				
01 Real Estate Commission to PalmerHouse Properties			\$3,900.00	
02 Real Estate Commission to Southside Realtors			\$3,900.00	
03				
04				
05				
06				
07				
08				
09				
10				
11				
J. TOTAL CLOSING COSTS				\$7,800.00

ACKNOWLEDGEMENT AND RECEIPT OF SETTLEMENT STATEMENT

PURCHASER: BENJAMIN T. POLK AND CHERYL CLIFFORD

**SELLER: JASON L. PETTIE as and only as Trustee in Bankruptcy for the Estate of
Colleen Patricia Brannon**

LENDER: UNITED BANK

PROPERTY ADDRESS: 3291 Zingara Road NE, Conyers GA 30012

Seller and Purchaser acknowledge that they have carefully reviewed the Closing Statement and to the best of their knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on their account in this transaction. The parties hereby acknowledge that Joel M. Haber is representing the Lender in this transaction. Seller and Purchaser authorize the Joel M. Haber to disburse the transaction according to the Closing Statement.

Property Tax Refund: All current and previous year property tax refunds, if any, shall be paid to the Purchaser.

This HUD 1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.


LAW OFFICE OF JOEL M. HABER
BY:
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

SELLER:

By :  (SEAL)

JASON L. PETTIE as and only as Trustee in Bankruptcy for the Estate of Colleen Patricia Brannon, pursuant to the Bankruptcy Court Sale Order and Order and Judgement Authorizing the Sale of the Property

CERTIFICATE OF SERVICE

I, the undersigned attorney, do hereby certify that I have served a copy of the foregoing pleading on those parties listed below by mailing a copy thereof, via first class U.S. Mail in a properly addressed envelope with sufficient postage affixed.

Office of the U.S. Trustee
Room 362, Richard B. Russell Federal Bldg
75 Ted Turner Dr, SW
Atlanta, Georgia 30303

/s/ Jason L. Pettie _____
Jason L. Pettie
Georgia Bar # 574783
P.O. Box 17936
Atlanta, GA 30316
(404) 638-5984